

TO: DEVELOPMENT REVIEW BOARD **DATE:** September 18, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 58-DR-2003
REQUEST: Approve site plan & elevations for an automobile sales facility
PROJECT NAME: Bill Heard Chevrolet
LOCATION: 8705 E McDowell Rd

DEVELOPER/OWNER: Twentieth Century Land Corporation
ARCHITECT/DESIGNER: Fred Goree A.I.A., Architects
ENGINEER: Stantec Consulting, Inc
APPLICANT/COORDINATOR: Jekel & Howard, L L P/Lou Jekel
8283 N HAYDEN Rd Ste 100
Scottsdale, AZ 85258
480-948-7060

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

PUBLIC COMMENTS: The applicant has notified the surrounding property owners and residential subdivisions to the south. There have been no objections or other comments regarding this application.

REQUEST: This is a request to approve the site plan and elevation of a new automobile sales facility.

LOCATION & ZONING: The property is located at the southwest corner of McDowell Road and Pima Road. Nine (9) acres of the site are zoned General Commercial District (C-4) and 2 acres of the site are zoned Highway Commercial District (C-3). The property is surrounded by the following:

- Commercial uses to the west;
- Apartments, vacant land, and commercial uses to the north;
- The Salt River Pima-Maricopa Indian Community to the east; and
- A single-family subdivision to the south.

HISTORY: In March 2003, The City Council approved a Conditional Use Permit to allow auto sales on this entire 11-acre site (30-UP-2002). A Conditional Use Permit for a gas station and convenience store was previously approved for the easternmost 3 acres of this site (Case 42-UP-1986#3), and a mini-warehouse was previously approved on a ½ acre of this site (Case 59-Z-1978).

CHARACTERISTICS: The 11-acre site is mostly vacant and has a commercial/industrial building toward the center rear of the site. The site is relatively flat with an existing 6-foot wall along the south property line to screen the property from the existing residences to the south. Overhead powerlines also exist along the south property line to serve the existing commercial building.

DISCUSSION: The site will have a new auto sales showroom building, a building for used auto sales, and a 3-story vehicle storage garage. The only access into the site is one main driveway on McDowell Road, and an emergency-access-only driveway on McDowell Road. All auto service and repair, and the delivery of vehicles, will remain at the existing facility located at the northeast corner of McDowell and Scottsdale Roads. The existing commercial building and overhead powerlines will be removed.

The proposed new car sales/showroom building will be 34-feet tall and have a glass storefront recessed into a large canopy behind covered patio display space. The 10-foot tall building fascia will have aluminum composite panels colored "oyster" with a low reflective finish. An 8-inch opaque blue metal horizontal band in front of neon cove lighting will be applied to the fascia. The metal band will screen the neon lamps, but at night the light behind the metal band will wash the building fascia above and below the band. The base of the building will have white and oyster-colored stucco, and a blue steel tube entry element is proposed over the front doors.

The proposed used car sales building will use the same architecture style, materials, and colors as the new car sales building, however it will be scaled down at only 16 feet tall and will have no covered patio display space.

The 24-foot tall vehicle storage garage will be constructed with pre-cast concrete wall panels, and will be enclosed on all sides except for access openings on the north side. The vehicle storage garage will be painted with 3 shades of tan color, with the darkest shade serving as a horizontal accent band. Both the new and used car sales buildings will abut the vehicle storage garage to help minimize the single mass structure. The structure will be separated from the residential district to the south by a fifty (50) foot wide landscaped buffer, and there will be a new eight (8) foot tall solid screening wall along the south property line. The design and placement of the vehicle storage garage will separate the sales and display activity, including noise and lighting, from the residences to the south. The Conditional Use Permit prohibits outdoor speakers and public address systems, and limits any lighting on the top floor of the vehicle storage garage to be located below the screen wall on the top floor.

There will be no individual display pads proposed in the front open space areas. The front row of display vehicles will be located behind a minimum of 20 feet of landscaping and will be set below street level by a 1.5-foot retaining wall. There are 24 existing trees along the McDowell Road frontage, which are proposed to remain. The applicant is working with the City's McDowell Road streetscape improvement project regarding the relocation or replacement of existing trees, and the introduction of a new corner gateway feature at the intersection of McDowell and Pima Roads. The entryway driveway to the facility will have Date palm trees mixed with alternating canopy trees. The rear of the vehicle storage garage will contain a minimum of 45 mature Mondell Pine trees to screen the structure from the residences to the south.

RELATED CASES: 30-UP-2003



Tim Curtis
Project Coordination Manager
480-312-4210

ATTACHMENTS:

- #1-Project Narrative
- #2-Context Aerial
- #2A-Aerial Close-Up
- #3-Zoning Map
- #4-Site Plan
- #5-Landscaping Plan
- #6-Elevations
- #7-Other site information and details
- A-Stipulations/Ordinance Requirements

Project: #507-PA-2000
Project: Bill Heard Chevrolet Dealership
Location: 8705 E. McDowell Road
Scottsdale, AZ 85257

Applicant: Lou Jekel
Jekel & Howard, L.L.P.
8283 N. Hayden Road
Suite 100
Scottsdale, AZ 85258-2455

PROJECT NARRATIVE

This Development Review application is requested for the property located on the Southwest corner of Pima Road and McDowell Road. The property owner, Twentieth Century Land Corporation, a subsidiary of Bill Heard Enterprises, Inc., intends to build a new Bill Heard Chevrolet dealership for the display and sale of new and used vehicles. The property will consist of a new car sales showroom, a smaller used car sales building, new and used car outside display, and a parking garage on the South side of the property for inventory storage and employee parking. The dealership will only be used for sales of new and used vehicles and will not have a service or auto body repair facility. Mechanical repair service and auto body repair will remain on the Bill Heard property located on the northeast corner of Scottsdale Road and McDowell Road. Communications on the dealership site will be handled with a personal pager system. No public address system or other noise creating type of communication will be used.

The proposed site is vacant. In the past, a portion of the site was used as a service facility for repair of large motor home vehicles and the AME Food Service wholesale food distribution warehouse.

The design for the new car sales building will consist of a two story showroom with a mezzanine like partial second story. The used car sales building will be a smaller version but very similar to the new car building. The parking garage will be set back 50 feet from the southern property line. The south side walls of the garage will be constructed to blend in with

the neighborhood design and color pallet. Applicant has reserved the northeast corner of the site for construction of a City of Scottsdale welcoming entry sign. The sign monument will incorporate the recommendations of the City's design staff and surrounding homeowners to create an attractive welcoming view for those entering the City.

Landscaping will consist of a combination of decomposed granite, sod, trees and plants. A landscaped berm will be constructed around the perimeter of the site with controlled access. All trees and plants to be used will be compatible with the area, require minimal water and will conform to all Scottsdale landscape policies. Mature trees and landscaping will be planted on the south side of the parking garage. All landscaping will be done in such a manner to compliment and enhance the appearance and quality of life of the neighborhood.

Access to the site will be through one main entrance along McDowell Road. There will be no access to the Pima Road alignment. An emergency access entrance will accommodate emergency vehicles needing access to the property.

Drainage will be handled both on site and through access to the existing outfall running parallel to the east boundary of the property and will fully comply with City of Scottsdale regulations.

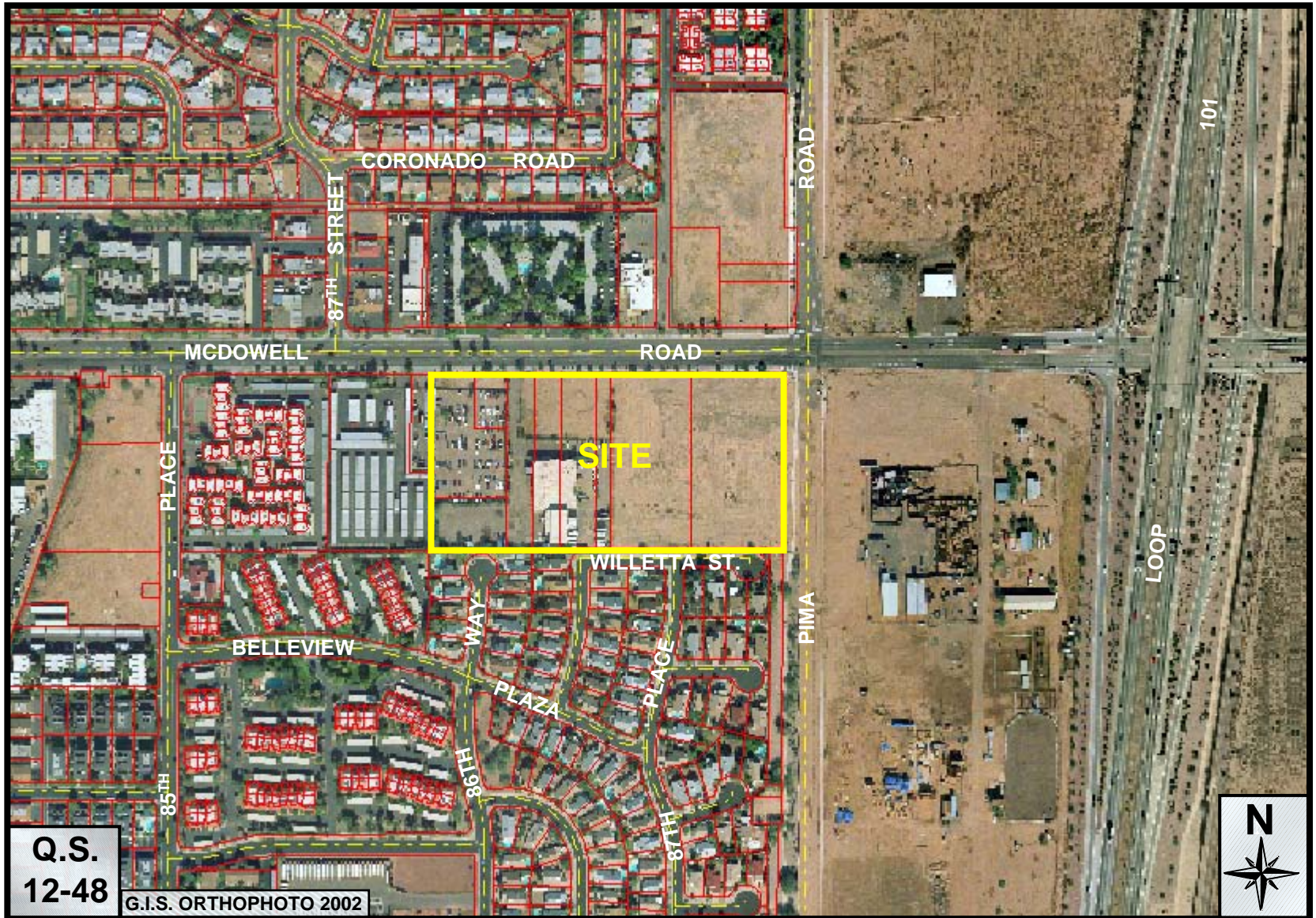
The tight constraints of the site influenced the building design such that the best utilization of the property was to attach the sales/showroom and used car buildings to the storage garage. This allowed for maximum landscape and open space while putting a large area of vehicle display to the front of the property. The sales/showroom and used car buildings have large areas of glass to the front and therefore they have been oriented with the front having a North exposure. The front display lots are depressed approximately 1' - 6" below the right-of-

way elevation to reinforce a more natural topographic appearance from the street while maintaining security for the lots. We have also provided a pedestrian walk connection between the sales/showroom and used car building with fixed seating next to landscape areas.

The Chevrolet Owner's program requirements dictate the organization and form of the sales/showroom and used car buildings. Natural light into the floor space is important therefore we have put as much glass into the exterior walls as possible and put it toward the front of the buildings. The rear portion of the buildings are for business operations and hence it is more solid consisting of stud walls. We have provided solid walls at vehicle ramps in lieu of open metal railings to maintain the character of the Scottsdale area, which seems to be more solid massing of objects. The building has a large area of fascia to capture the eye and contain signage for the dealership. The fascia material is aluminum composite panels, which are very durable. The solid portions of the sales/showroom and used car building are finished in synthetic stucco otherwise or more formally called exterior insulating finish system (E.I.F.S.). This is chosen because it reduces the likelihood of cracking which typically occurs with traditional three-part stucco. The storage garage will be a concrete structure with pre-cast concrete exterior wall panels.

The color palette was chosen to complement the colors of the southwest region without using the established "standard" southwestern colors. The colors were also chosen to give the project a modicum of austerity and formality.

The new facility will allow Bill Heard Chevrolet to continue to grow and contribute even more to Scottsdale's economic vitality.



Bill Heard Chevrolet

58-DR-2003

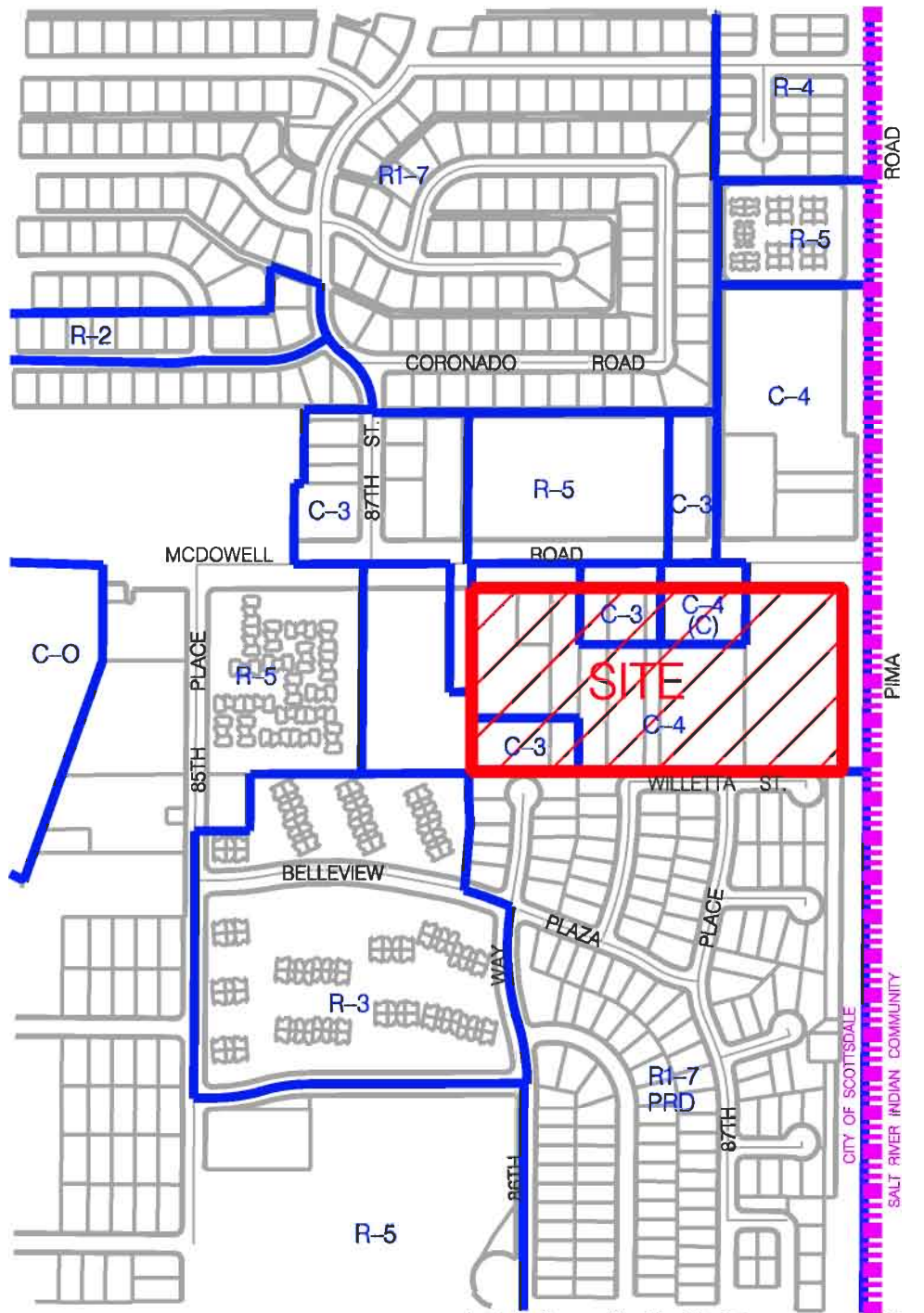
ATTACHMENT #2



Bill Heard Chevrolet

58-DR-2003

ATTACHMENT #2A



58-DR-2003

ATTACHMENT #3



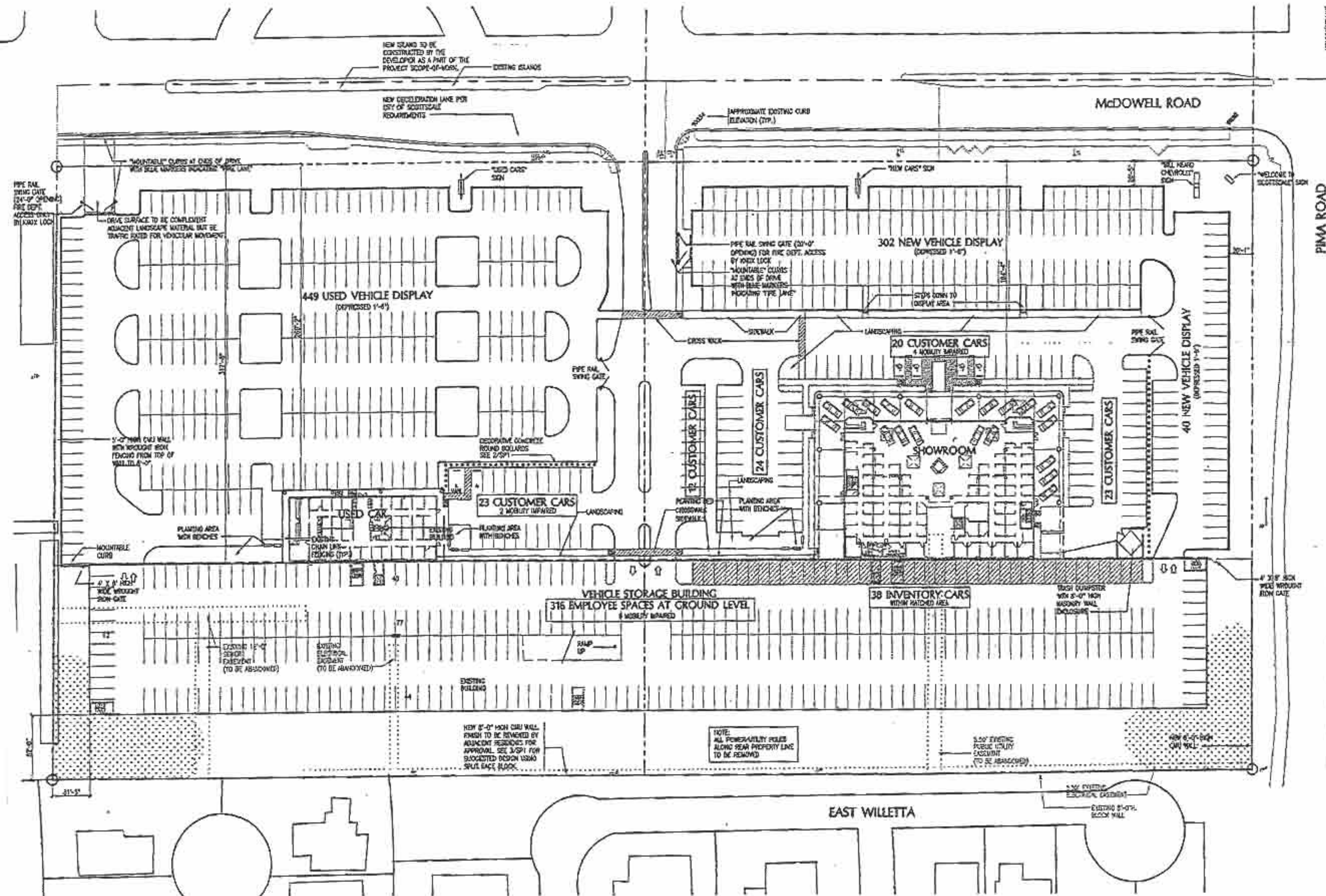
PROJECT INFORMATION

DESIGN TOTALS

SHOWROOM	18,785 SQ. FT.
1ST FLOOR	18,438 SQ. FT.
2ND FLOOR	347 SQ. FT.
BUILDING TOTAL	18,785 SQ. FT.
STORAGE GARAGE	226,784 SQ. FT.
GROUND & FIRST LEVELS (INCLUDING RAMP)	226,784 SQ. FT.
ROOF LEVEL	89,243 SQ. FT.
BUILDING TOTAL	316,027 SQ. FT.
USED CAR	8,150 SQ. FT.
1ST FLOOR	8,150 SQ. FT.
SUM BUILDING TOTAL	365,000 SQ. FT.
SITE AREA	11.06 ACRES
CAR COUNTS	
NEW CAR DISPLAY	302
NEW CAR INVENTORY IN GARAGE	764
USED CAR DISPLAY	449
TOTAL CARS	1,515

PROJECT DATA TABLE

NET LOT AREA:	481,727 SQ. FT.	481,727 SQ. FT.
GROSS FLOOR AREA ALLOWED:	481,727 SQ. FT. x .8 =	385,381 SQ. FT.
GROSS FLOOR AREA PROVIDED:		365,024.5 SQ. FT.
BUILDING VOLUME ALLOWED:	481,727 SQ. FT. x 9.5 =	4,576,406.5 SQ. FT.
BUILDING VOLUME PROVIDED:		
SHOWROOM	1ST FLR. 18,785 SQ. FT. x 12'-0" =	225,420 SQ. FT.
	2ND FLR. 347 SQ. FT. x 12'-0" =	4,164 SQ. FT.
USED CAR	8,150 SQ. FT. x 15'-0" =	122,250 SQ. FT.
GARAGE	1ST FLR. 110,392 SQ. FT. x 10'-0" =	1,103,920 SQ. FT.
	2ND FLR. 110,392 SQ. FT. x 10'-0" =	1,103,920 SQ. FT.
	ROOF 110,392 SQ. FT. x 4'-0" =	441,568 SQ. FT.
TOTAL BUILDING VOLUME PROVIDED:		3,883,262.5 SQ. FT.
PARKING SPACES REQUIRED:		
A. EMPLOYEE		
54,303 SQ. FT. TOTAL INDOOR FLOOR AREA ÷ 200		272 SPACES
B. EMPLOYEE		
781 DISPLAY SPACES ÷ 20		39 SPACES
C. CUSTOMER		
751 DISPLAY SPACES ÷ 20		38 SPACES
TOTAL EMPLOYEE PARKING SPACES REQUIRED:		309 SPACES
TOTAL EMPLOYEE PARKING SPACES PROVIDED:		318 SPACES
TOTAL CUSTOMER PARKING SPACES REQUIRED:		77 SPACES
TOTAL CUSTOMER PARKING SPACES PROVIDED:		102 SPACES
TOTAL MOBILITY IMPAIRED PARKING SPACES REQUIRED:		
FOUR PERCENT (4%) OF TOTAL REQUIRED SPACES = .04 x 345 =		14 SPACES
TOTAL MOBILITY IMPAIRED PARKING SPACES PROVIDED:		14 SPACES



SITE PLAN

SCALE: 1"=80'-0"

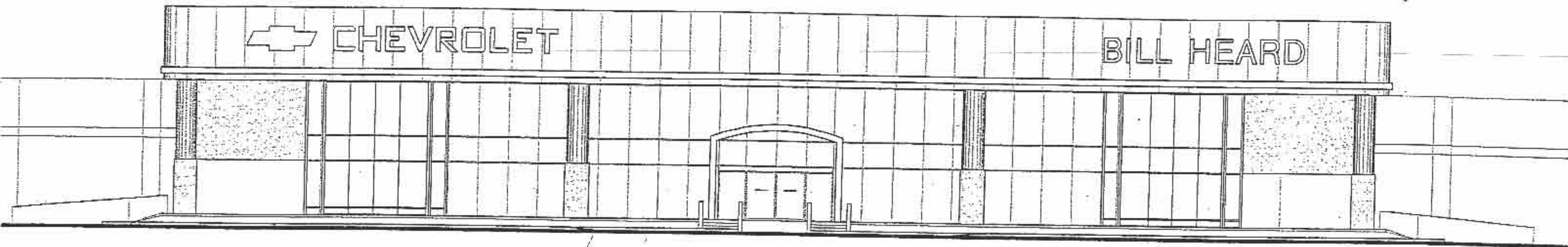


FRED GOREE A.I.A.

Architects

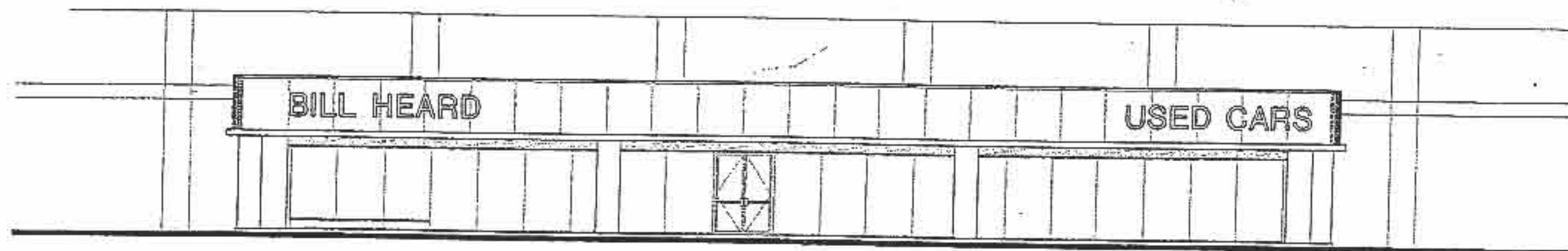
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SHOWROOM ELEVATION

SCALE: 1/16" = 1'-0"



USED CAR ELEVATION

SCALE: 1/16" = 1'-0"



FRED GOREE A.I.A.

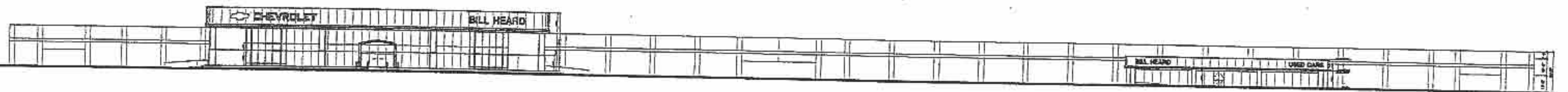
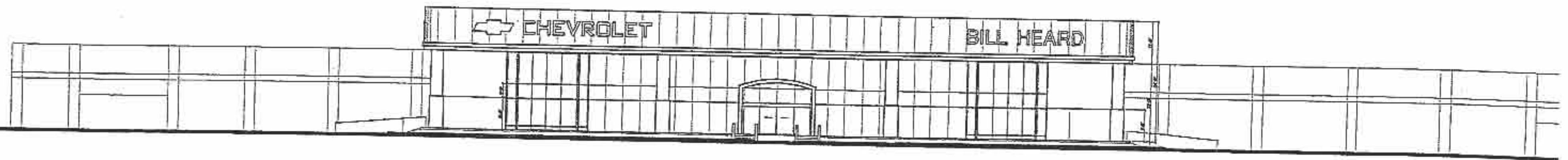
Architects

SHEET NO.

FI-2

TITLE: EXTERIOR ELEVATION
PROJECT: BILL HEARD - SCOTTSDALE, AZ

PROJECT NO.: 0017
DATE: 9/5/03



FRED GOREE A.I.A.

Architects

SHEET NO.

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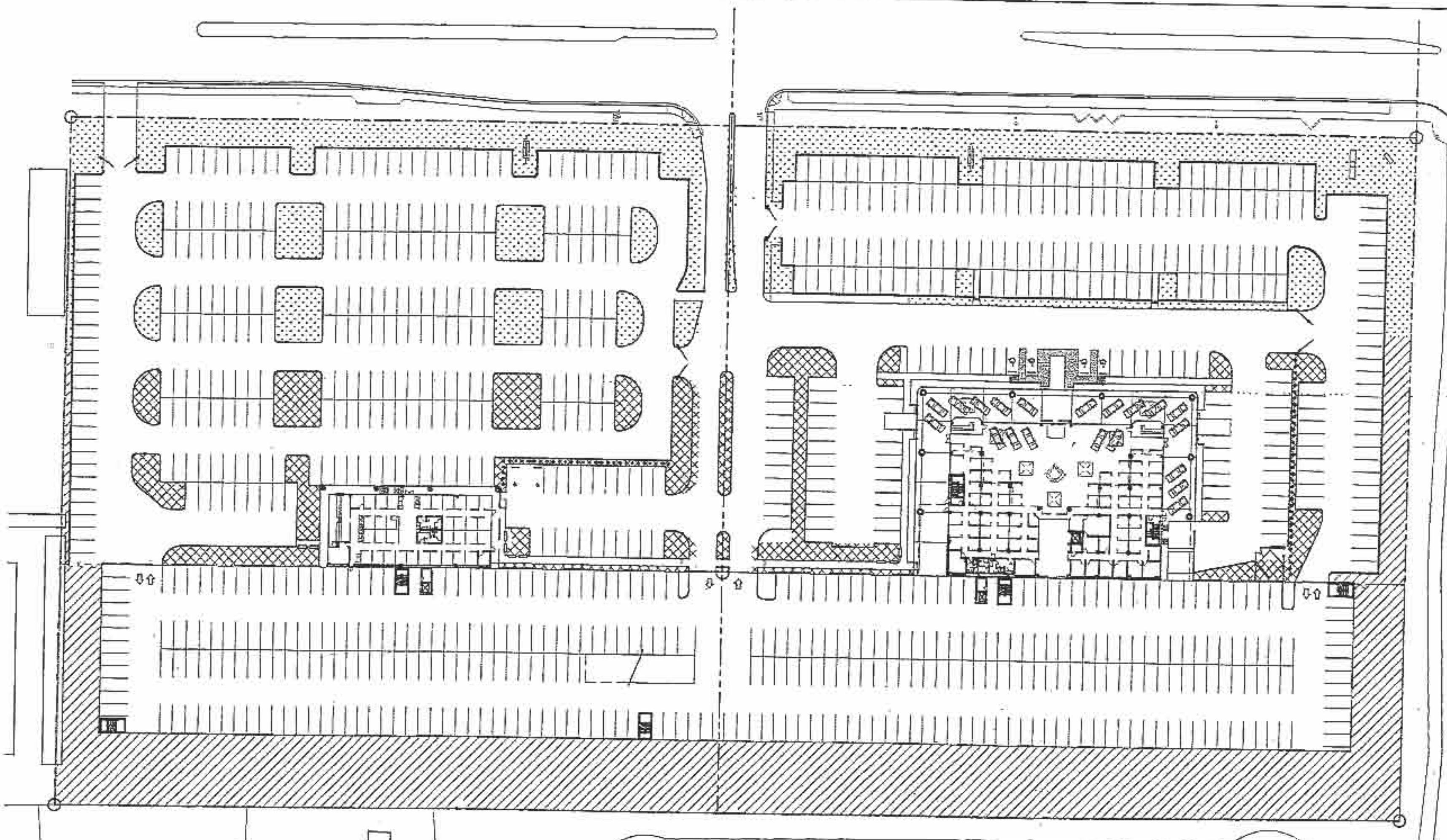


FRED GOREE A.I.A. Architects

BILL HEARD CHEVROLET - SCOTTSDALE, ARIZONA

TITLE
PROJECT: BILL HEARD CHEVROLET • SCOTTSDALE, AZ.

PROJECT NO.: 0017
DATE 9/5/03



OPEN SPACE CALCULATIONS.		
ZONING: C-4		
NET LOT AREA: 481,727 SQ.FT.		
BUILDING HEIGHT: 34'		
MAXIMUM BUILDING HEIGHT = 34' PROPOSED (38' ALLOWED)		
FIRST 12' OF HEIGHT = 10% X NET LOT AREA		
= .10 X 481,727 = 48,173		
NEXT 22' OF HEIGHT = 22' X .004 X 481,727 = 42,392 SQ.FT.		
OPEN SPACE (NOT INCLUDING PARKING LOT LANDSCAPING)		
REQUIRED		PROPOSED
48,173 + 42,392 = 90,565 SQ.FT. (18%)		118,614 SQ.FT.
PARKING LOT LANDSCAPING		
REQUIRED		PROPOSED
PARKING LOT AREA X .15K		
222,308 SQ.FT. X .15 = 33,346 SQ.FT.		49,879 SQ.FT.

DENOTES FRONT OPEN SPACE

DENOTES PARKING LOT LANDSCAPING

DENOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE

1 SITE PLAN - OPEN SPACE

SCALE: 1" = 80'



FRED GOREE A.I.A.

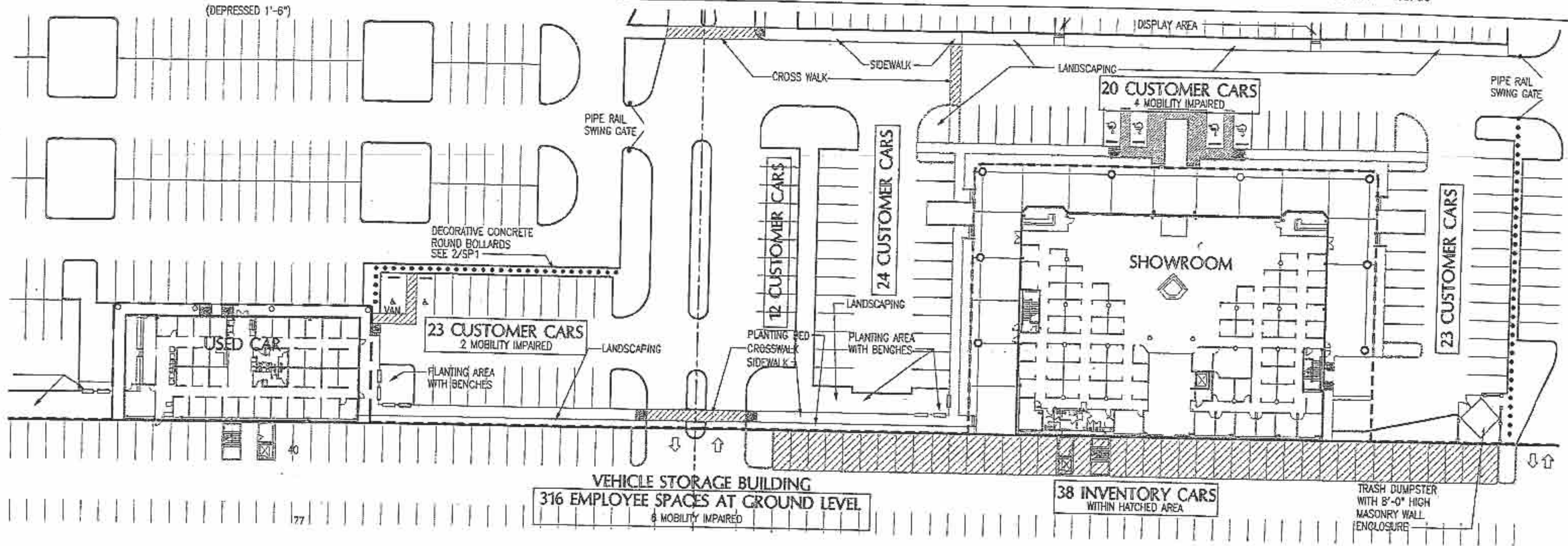
Architects

4710 BELLAIRE, SUITE 105, BELLAIRE, TEXAS 77401 TEL: (713) 660-6102 FAX: (713) 660-8550

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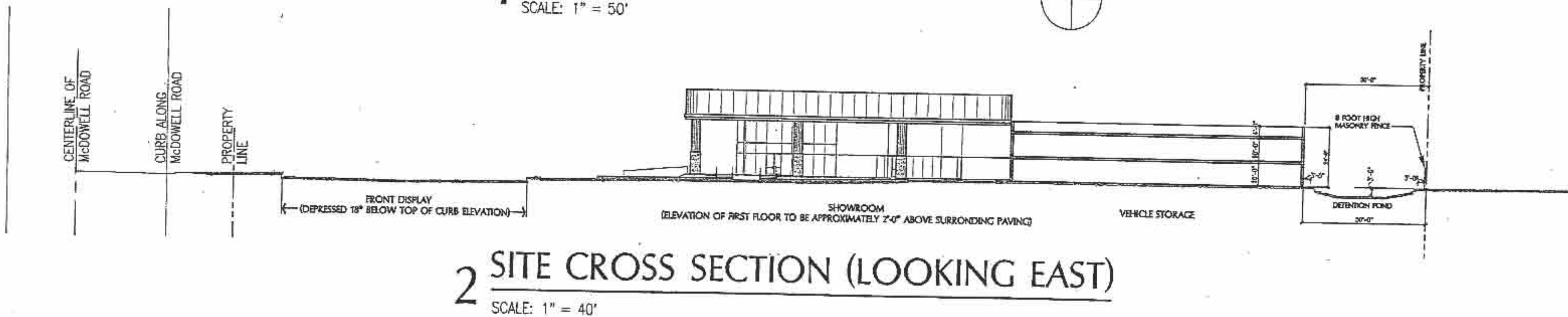
OSP1

PROJECT NO. : 0017
DATE 9/5/03



1 PARTIAL SITE PLAN

SCALE: 1" = 50'



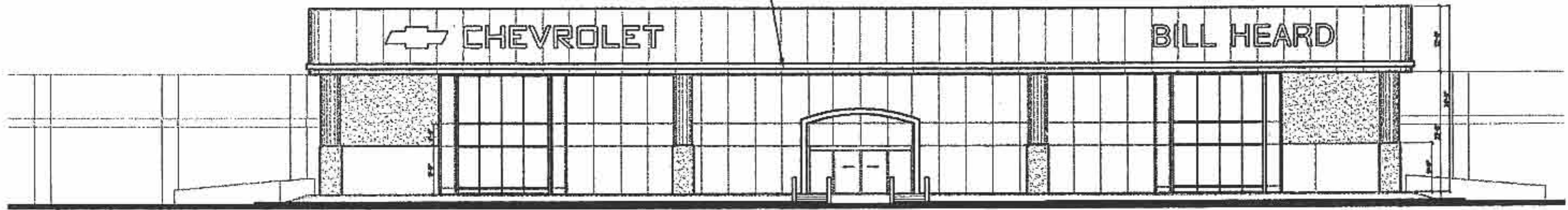
Architects

4710 BELLAIRE, SUITE 105, BELLAIRE, TEXAS 77401 TEL: (713) 660-6102 FAX: (713) 660-8550

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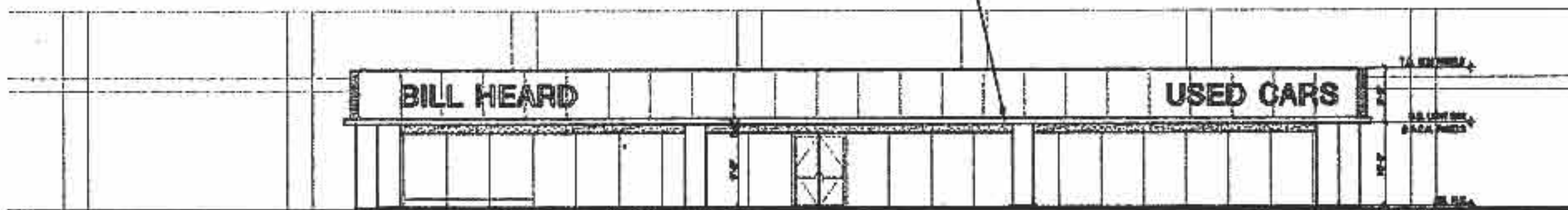
SEE DETAIL 3 FOR
LIGHT BAR DETAIL



2 SHOWROOM ELEVATION

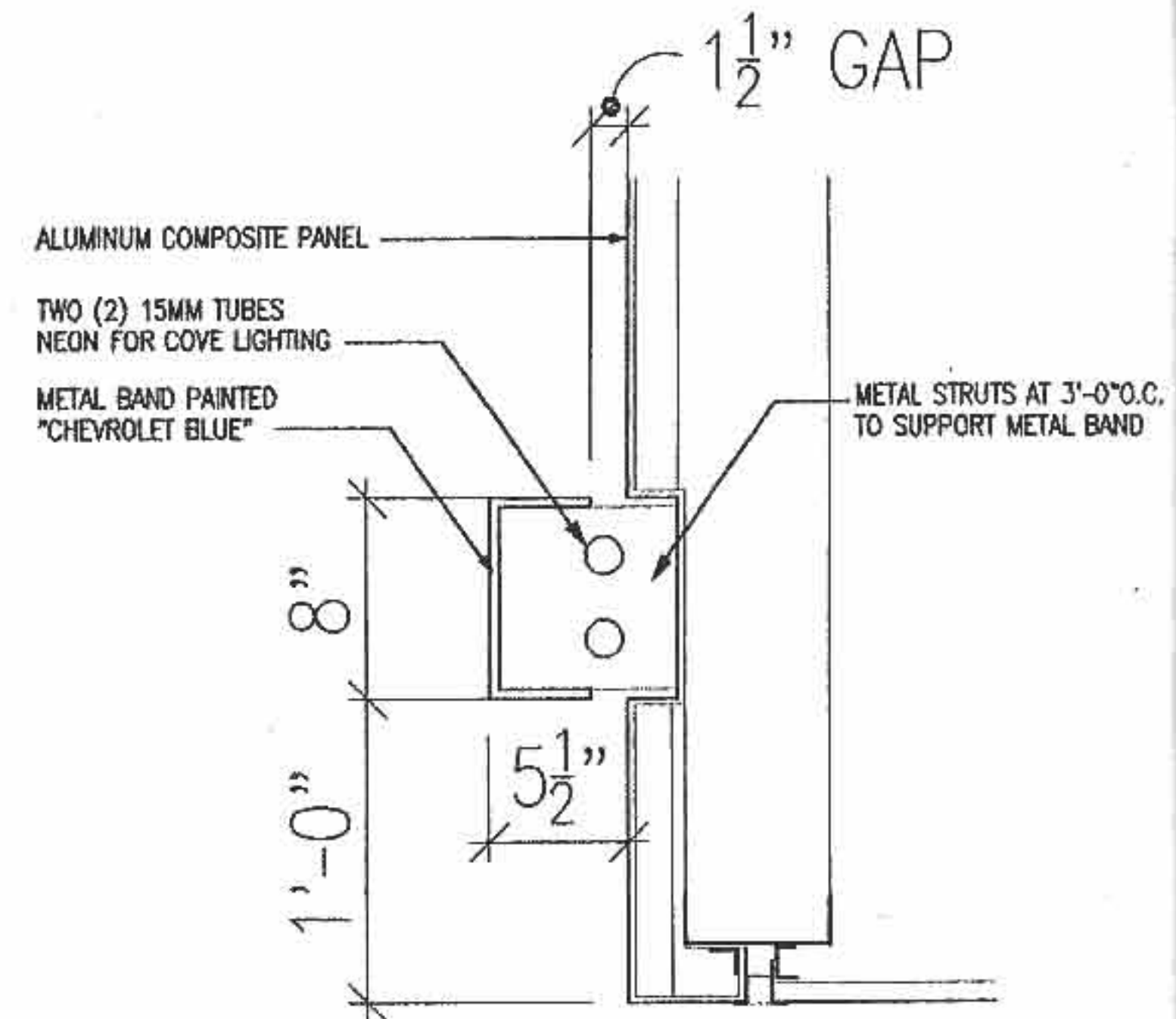
SCALE: 1"= 30'-0"

SEE DETAIL 3 FOR
LIGHT BAR DETAIL



1 USED CAR ELEVATION

SCALE: 1"= 30'-0"



3 LIGHT BAR DETAIL

SCALE: 1"= 1'-0"

Stipulations for Case: Bill Heard Chevrolet Case 58-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Fred Goree A.I.A. with a date of 9/5/2003.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Fred Goree A.I.A. and dated 9/5/2003.
 - c. The lighting plans submitted for final plan approval shall be consistent with the plans submitted by Fred Goree A.I.A. dated 6/27/2003. Any modifications, including light fixture, shall be subject to the satisfaction of the City's Lighting Consultant.
 - d. Landscaping plan and corner gateway feature shall return to City staff for review and approval.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1' higher than the tallest unit.
3. All exterior conduit and raceways shall be painted to match the building.
4. No exterior roof ladder shall be allowed where they are visible to the public or from an off-site location.
5. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
6. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
7. Dooley wall fencing shall not be allowed. The existing Dooley wall fence along the south property line shall be replaced with a new eight (8) foot tall wall, and the wall shall be measured from the existing grade on the south (residential) side of the wall, in conformance with stipulation #6 from 30-UP-2002.
8. All walls shall match the architectural color, materials and finish of the building(s), or otherwise determined by a neighborhood agreement.
9. Building materials and colors shall match the material and color board sample submitted by Fred Goree A.I.A. and dated 7/22/2003.
10. The base (lower 9 feet) of the canopy columns on the showroom canopy shall be wider than the top of the columns.

Ordinance

- A. All signage shall be under separate permit and approval. Signage shall also be in conformance with the McDowell Road streetscape project, case 99-DR-1995#2.

SITE DESIGN:

DRB Stipulations

11. All existing above ground utility lines and poles along the east and south sides of the property shall be removed, or, if necessary, relocated underground prior to final inspection (in conformance with stipulation number 7 of case 30-UP-2002 under Planning/Development).
12. With the final plans submittal, the developer shall submit a revised site that clearly shows all existing and proposed easements. A "Gateway Design Feature" easement shall be shown at the southwest corner of McDowell and Pima Roads. The dimensions of the easement shall be in conformance with stipulation number 8 of case 30-UP-2002 under Planning/Development.
13. There shall be no chain link fencing on the site. Replace any proposed chain link fences with decorative wrought iron fences with colors to match the building.
14. A minimum three (3) foot high landscaped berm or wall shall be provided between McDowell Road and where the vehicle display parking area begins, measured from the display parking side of the berm/wall. Details for the berm/wall method shall be submitted with the final plan submittal and is subject to final plan staff approval.

Ordinance

- B. Volume calculations (allowed volume and provided volume) shall be shown in the project data table on the site plan for all buildings and parking structures on site. Building volume shall be calculated as defined in the Scottsdale Zoning Ordinance.
- C. The maximum allowed area for auto display shall not exceed 20% of the total net lot area. With the final plans submittal, the developer shall submit a detailed site plan worksheet graphically showing compliance with this requirement.
- D. Parking drive aisles shall have a minimum drive width of 24 feet. The main entrance and exit shall have a minimum width of 20 feet for each.
- E. Parking lot landscape islands shall be provided every 15 spaces for customer parking areas. Parking lot landscape islands shall be a minimum of 8 feet wide (outer curb to outer curb) and a minimum of 120 square feet.
- F. Accessible aisles shall be adjacent to a flush walkway or ramp and subject to final plans approval.

OPEN SPACE:

Ordinance

- G. With the final plans submittal, the developer shall submit a revised site plan and site plan worksheet that lists and displays graphically the required and provided amounts of open space, front open space and parking lot landscaping. Parking lot landscaping shall also show the area considered as "parking lot areas" used in the parking lot landscaping calculations.

LANDSCAPE DESIGN:

DRB Stipulations

15. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
16. All landscaping along the McDowell Road frontage and within the median shall conform to the approved McDowell Road streetscape Development Review Board case 99-DR-1995#2.

17. Before final plans submittal, the developer shall submit a revised landscape plan to Current Planning staff for a staff approval. The revised landscape plan shall clearly define all existing trees to remain, be relocated, or to be removed. The revised landscape plan shall also address the following:
- a. Maintain a minimum of twenty four (24) mature trees along the McDowell Road frontage. Existing trees may be replaced or relocated, consistent with the approved McDowell Road streetscape Development Review Board case 99-DR-1995#2.
 - b. Add a minimum of five (5) mature trees along the Pima Rd. alignment frontage. The tree species shall conform to the McDowell Rd. streetscape Development Review Board case 99-DR-1995#2. Tree size shall be a minimum 2-inch caliper.
 - c. Add a minimum of two (2) mature trees on the north side of the parking garage near the southwest corner of the showroom building, and add a minimum of one (1) mature tree on the south side of the used car lot.
 - d. Add a minimum of three (3) mature trees on the west side of the used car sales building.
 - e. All Mondell Pine trees on the south, west and east side of the parking structure shall be mature in size, minimum 2-inch caliper.
 - f. Show landscaping in the median in McDowell Road, consistent with the approved McDowell Road streetscape Development Review Board case 99-DR-1995#2.
 - g. Coordinate with the City and provide details of the corner entry element, consistent with the approved McDowell Road streetscape Development Review Board case 99-DR-1995#2, to Current Planning staff for a staff approval. This entry element shall be installed prior to final inspection.

EXTERIOR LIGHTING DESIGN:

DRB Stipulations

- 18. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign, except for interior parking garage lighting fixtures.
- 19. The individual luminarie lamp shall not exceed 250 watts, except the display area pole mounted luminaries shall not exceed 1000 watts.
- 20. The maximum height from finished grade to the bottom of the any exterior luminiare except adjacent to the east and west property line shall not exceed 22.75 feet the bottom of the fixture.
- 21. The maximum height from finished grade to the bottom of the any exterior luminiare adjacent to the east and west property line shall not exceed 18.75 feet the bottom of the fixture.
- 22. All exterior light poles, pole fixtures, and yokes, including bollards (when utilized) shall be a flat black or dark bronze.
- 23. The applicant shall provide a pre and post curfew lighting plans. A minimum of two-thirds of the exterior lighting shall be turned off during the post curfew hours of 11PM until dawn. Detailed information on the operation of the exterior light during pre and post curfew shall be provided in the finals plans.
- 24. All interior building lighting visible from the exterior of the building, shall be reduced to security levels during the post-curfew hours.
- 25. The blue band running the length of facility shall be opaque and may be backlit. The lamp and the lamp source shall not be visible through the band or from off site.
- 26. Landscape and exterior architectural lighting is not part this approval.
- 27. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. The pre-curfew maintained average horizontal illuminance level, at grade on the site shall not exceed 45.0 foot-candles.

- b. The maintained maximum horizontal illuminance level, at grade on the site, shall be subject to the approval of Project Coordination Manager.
- c. The initial vertical illuminance at 6.0 foot above grade, along the entire south property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All perimeter pole mounted fixture shall contain rear shielding.

Building Mounted Lighting:

- e. All luminaires shall be recessed or shielded so the light source is not directly visible from the property line.

Ordinance

- H. In conformance with case 30-UP-2003, all lighting on the top floor of the vehicle storage garage shall be located below the height of the screen wall on the top floor. Light sources from the top floor of the storage garage shall not be visible from off-site.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 28. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

Ordinance

- I. Van accessible parking stalls shall be 11 feet wide by 18 feet long.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

- 29. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 30. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- J. Stipulations from case 30-UP-2003 shall continue to apply.
- K. A City of Scottsdale approved Lot Tie shall be completed prior to Final Plans approval.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

31. Preliminary drainage report and preliminary plan.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

32. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.

- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

33. Basin Configuration:

- a. Basin side slopes shall not be steeper than 4:1, and basin depths shall not exceed 3 feet.

34. Stormwater Storage on Paved Surfaces. Up to 50% of required stormwater storage may be provided in parking areas when the following conditions are met:

- a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
- b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic. Depth of water shall not exceed six inches within the parking area.

Ordinance

L. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.

- (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. Storage basins must drain completely within 36 hours.
- (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered.
- (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
- (4) Off-site runoff must enter and exit the site as it did historically.
- (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.

M. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.

N. Underground Stormwater Storage:

- (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.

(2) Drywells are not permitted.

O. Street Crossings:

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
McDowell Road	Major Arterial		Existing	Existing See note 'A'	Existing See note 'A'
Pima Road	Minor Arterial				

Note 'A' - The developer shall remove all existing driveways on the site and reconstruct the curb, gutter, and sidewalk to match the existing curb, gutter and sidewalk.

35. The developer shall design and construct a driveway in McDowell Road, in general conformance with CH-3 type Driveway Standard Detail 2257.

Additional Stipulations as project demands.

The developer shall construct a minimum of one site driveway and one emergency-access-only driveway from McDowell Road. The site driveway shall align with the existing driveway that serves the apartments across McDowell Road, which is located approximately 565 feet from the Pima Road centerline. The site driveway shall be designed to provide full access to and from McDowell Road. The location and design of the emergency-access-only driveway shall be subject to approval by "Rural Metro".

MEDIAN RECONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall modify the existing median on McDowell Road by removing the existing westbound left-turn lane at the existing driveway to the site. The developer shall construct a raised median to replace this turn lane, to the satisfaction of the City staff.

AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall construct a right-turn deceleration lane at the main site driveway on McDowell Road, in conformance with the Design Manual and Policies Manual.

Ordinance

- P. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

36. The developer shall provide a minimum parking-aisle width of 24 feet.
37. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
- Q. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

38. Sight distance easements shall be dedicated over sight distance triangles.

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
- b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.

39. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

R. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25.00 cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

S. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design

REFUSE:

DRB Stipulations

The final civil plans must show the location of all required refuse enclosures and their details.

40. Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail

41. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance

T. Refuse enclosures are required as follows:

- (1) Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.

U. Underground vault-type containers are not allowed.

V. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

W. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

42. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

43. Basis of Design Report (Water):
- a. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Water Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
 - b. Extend and construct a 12" water main along Pima and connect existing lines in McDowell and E. Willetta Street water line.

Ordinance

- X. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

44. Wastewater Basis of Design Report. Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall obtain approval of the Wastewater Basis of Design Report from the City's Water Resources Department. The report shall conform to the draft Water and Wastewater Report Guidelines available from the City's Water Resources Department.
45. On-site sanitary sewer shall be privately owned and maintained.
46. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- Y. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- Z. All sewage discharged from this development shall meet local and federal pretreatment standards for sewage discharge. The facility may require a City Industrial Users Permit and related monitoring and sampling facility. All development within industrial (I-1) zoned districts shall provide a monitoring manhole.
- AA. Oil and grease interceptors shall be provided at service and body shop connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

47. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

BB. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

VERIFICATION OF COMPLIANCE

DRB Stipulations

48. Condition for issuance of grading and drainage permit: Before the issuance of a Grading & Drainage Permit:
- a. Add any conditions that would have to be met prior to final plan approval.